

COMMISSION CONFERENCE**DECEMBER 18, 2001**

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City Manager Reports:

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Present: Mayor Naugle
Commissioners Hutchinson, Katz, Moore and Smith

Also Present: City Manager, City Attorney, City Clerk and Police Sergeant

The meeting was recessed at 1:58 P.M. It was reconvened at 2:30 P.M. in the City Commission Conference Room.

I-A – Downtown Development Authority Interviews

The City Commission was scheduled to interview *E. Fredrico “Fred” Fazio*, *Alan C. Hooper*, *Charles “Charlie” Ladd*, and *Richard Zipes* for two vacancies on the Downtown Development Authority (DDA), with terms effective January 1, 2002 to December 31, 2005.

Mayor Naugle introduced Mr. Fazio, who was a former member of the DDA and had a lot to offer. Mr. Fazio stated that he had been a lawyer downtown for over 32 years, and he had always had dreams about what downtown Fort Lauderdale should be like. He described his vision and said he was envious of European cities, where people lived and worked in the city centers, and everyone did not rely on automobiles. Mr. Fazio recalled that the DDA boundaries had not extended very far when it had been initiated, and he had campaigned to extend those boundaries further south.

Mr. Fazio felt the DDA served a useful purpose and was making the downtown a better place. He considered Fort Lauderdale the jewel of the east coast, and the downtown now had Riverwalk and other attractions. However, Fort Lauderdale still needed people living in the downtown area. He noted that various businesses downtown were suffering financial reversals this year, and there were difficult times ahead with vacant office space. Mr. Fazio believed that made the DDA even more important. Although he had thought term limits were a good idea initially, he now felt differently because of the learning curve involved and the loss of experience. He believed his 8 years of past experience serving on the DDA would be helpful now.

Mr. Hooper said he was a native of Fort Lauderdale and was involved in the redevelopment of Himmarshee Village. Now, he was becoming involved in the Flagler Heights district, which had been ignored for at least 30 years. He stated that this had given him an opportunity to explore the challenges that would be faced in the downtown area, and he agreed with Mr. Fazio that bringing housing into the downtown area was very important. Mr. Hooper felt it was necessary to make it more comfortable for pedestrians to move around the City, and he thought “people movers” or other mass transit systems could be very useful in bringing people to the downtown core.

Mr. Hooper believed his experience in and around the downtown area would be helpful to the DDA, and he felt he could bring a new perspective to the Board. He thought he could contribute to the efforts of the DDA in the future.

Mr. Ladd stated that he had been nominated for membership on this Board four times, and he had lived downtown for 5 or 6 years. He had found it interesting to observe what the DDA had done for the downtown over those years of living in and around the area. Mr. Ladd felt something good had been developed in the downtown, particularly for a young City, but there was still a lot to do. He had served on the Downtown Council, and he had been involved in various retail developments in Fort Lauderdale. He said he would be pleased to help the community grow.

Commissioner Katz inquired about Mr. Ladd's vision of downtown. Mr. Ladd felt downtown Fort Lauderdale was the "crown" of Broward County, with its fledgling aspect, dining, entertainment, office, and government offices. He envisioned an area that had everything anyone needed within walking distance, and he felt Fort Lauderdale had tremendous potential.

Mr. Zipes said he had lived in New York for 60 years and had moved to Fort Lauderdale almost a year ago. He felt he could bring some fresh views to the DDA, and he was concerned about the entire City as well as the downtown area. Mr. Zipes said he would like to see the DDA expand and do more for the entire City. He advised that he was developing the Las Olas Riverhouse, and there were similar opportunities all over. However, he intended to concentrate on Fort Lauderdale.

Mayor Naugle thanked all of the candidates for appearing today. He felt it was a strong group of candidates and advised that additional action would be considered later today.

Action: As discussed.

I-B – Responses to Request for Qualifications (RFQ) – Former New River Post Office Site

Presentations and a discussion were scheduled on the qualifications of RFQ proposers and concept plans for the leasing, funding and development of the former New River post office site. The City Manager advised that the Commission had several options today. He explained that the Commission could direct staff to negotiate with a particular proposer, or it could request a formal Request for Proposal (RFP) procedure.

- *Hooper & Petrillo*

Mr. Robert Lochrie, Attorney representing Alan Hooper & Tim Petrillo, described the backgrounds of the proposers and stated they owned and controlled property in the downtown area that was valued at over \$8 million. He reported that the proposers had been very active in the Himmarshee area, and they had bought, designed, built, leased, and operated the Olde Time Square building and the Rio Nuevo building, and they had received various awards for both. In addition, the Avenue Lofts project on Andrews Avenue was underway, and the proposers were building a new restaurant in Weston.

Mr. Lochrie stated that the proposers had been looking at the post office site for quite some time, and they would propose to pay rent for the facility. Essentially, they were considering a commercial/retail ground floor activity with a live/work residential component above. Mr. Lochrie reported that some of the not-for-profit entities in the area had been approached about subleasing space as well. He urged the Commission to issue an RFP for this property for a full competitive bid process. Mr. Lochrie felt it was important for the for-profit and not-for-profit communities to compete for this property, and he thought this concept would be an excellent use for the site. Therefore, they hoped for a formal opportunity to present a detailed plan.

- *Fort Lauderdale Maritime Museum*

Mr. Robert O. Cox said he was “wearing two hats” today as former Mayor of the City and as someone who was very much a part of downtown development. He pointed out that this was the last piece of land the City had on the River and, once it was given away, it was gone forever. Mr. Cox noted that the City also did not have any official place for such things as the recent reception for the oldest living sailor. He stated that the Maritime group would see to it that Fort Lauderdale had a constantly changing vista of ships and other interesting things on the River to attract tourists to the downtown area.

Mr. Cox believed Fort Lauderdale, as the “Venice of America,” should have a maritime museum in light of the importance of the marine industry in this community. He felt this property should be developed as a maritime museum in conjunction with the existing museum in the area, and it would fill an important gap in the community. Mr. Cox thought Fort Lauderdale had enough restaurants and theaters, and this proposal would preserve the building itself. He pointed out that there was already a large, commercial development on the River that was not doing very well, and he thought a wise decision would be to keep this property for the community.

Mr. Cox noted that if the Maritime Museum was very successful and needed a larger site, the City would get the property and building back in its original historic character. If not, the City would have lost nothing. He asked that the City give the building to the Maritime Museum and give the organization 9 months to a year to put the funding together and proceed. Mr. Cox reported that there were many supporters interested in the project, but a site was necessary, and this location would be ideal for such a use. He believed this would be an asset to Fort Lauderdale into the future.

- *Fort Lauderdale Arts Center*

Ms. Susan Buzzi, Director of the Broward Art Guild, presented a video about what the Guild did and wanted to continue to do for the community. She envisioned the Arts Center as a multi-discipline, multi-function facility, and the main idea was to increase the services provided to the community and visiting tourists. Ms. Buzzi reported that the Art Guild produced outdoor festivals, and that was the plan for the Esplanade. She explained this was a vital link and expressed appreciation for consideration of this proposal.

- *Himmarshee Place at Riverwalk*

Mr. Steven Tilbrook, representing the Performing Arts Center Authority (PACA), felt this was a very important site in that it provided a critical link between the New River and Southwest 2nd Street, and between the Himmarshee Village area and the Arts District. He advised that an outstanding development team had been compiled, and he introduced *Mr. Mark Nerenhausen*.

Mr. Neurenhausen believed that public/private partnerships had proven to be successful, and he felt this property could provide the final piece in realizing the Riverwalk tradition. He thought this proposal would capitalize on the significant investment already made in the community in the form of cultural institutions, Riverwalk, and the Esplanade. It also provided a critical linkage to the commercial district. Mr. Neurenhausen said a mixed-use development was proposed based on proven need within the community.

Mr. Neurenhausen stated that 20,000 square feet of retail uses were proposed, a community theater with approximately 300 seats for daytime use by school children, waterfront dining, workshops and studios. He advised that this project would have to involve partnerships with private developers, and there had been discussions with some developers. Mr. Neurenhausen said this project could include jazz in the evenings, improv comedy, off-broadway theater, gallery space, and live music cafes. He stated that this would be an active mixed-use development during the day and in the evenings. Mr. Neurenhausen felt it would bring people in to activate the downtown with a pedestrian-friendly environment as the gateway to the entire Riverwalk.

Mr. Neurenhausen thought this was a rare opportunity to satisfy community, cultural and commercial needs, and the vision extended beyond the site by keeping in mind the linkages that would be created. He said there was only a 60-day window within which to capitalize on a \$5 million project in conjunction with the County parks bond to create an arts park. It would involve additional components to provide technical capabilities to existing spaces so there would be capacity for family performances and festivals. Mr. Neurenhausen said that sculpture and outdoor activities would be added to Riverwalk, and he felt this project would bring Countywide attention to the downtown area.

Mr. Neurenhausen stated that various entities were represented in this project, including the Riverwalk Trust, the School Board of Broward County, Fort Lauderdale Convention and Visitors Bureau, Florida Atlantic University, the Museum of Art, the Himmarshee Village Association, Central Cultural Brazil, the Concert Association of Florida, the Old Dillard Museum, the Dillard School of Performing Arts, the Girl Scouts, and the Boys and Girls Club. He felt the team had the qualifications to put this project into place, and he believed those qualifications were unique as shown by the development of the Performing Arts Center.

Mr. Gene Fitzgerald said he was a long-time resident of Fort Lauderdale and retired from the Navy. He was present to speak on behalf of the Maritime Museum. Mr. Fitzgerald envisioned this property as the "Venice of America Penn Station." He felt Mr. Cox was correct about this property. Everyone wanted to be on the water, but this was the Arts & Science District, and Mr. Fitzgerald felt the Maritime Museum should be in Fort Lauderdale.

Mr. Ted Drum stated that he had been a member of the Planning & Zoning Board for 15 years, and he was present in support of the Maritime Museum. He suspected it would be a long time before the City could acquire the Hyde Park Market property, and it already owned this property. Mr. Drum hoped the City would keep this property and do something with it that would be unique to Fort Lauderdale. He said the single greatest attraction in Fort Lauderdale was the International Boat Show, and a tremendous number of people visited because they were interested in boats and marine issues. Mr. Drum could see no down side to the Maritime Museum proposal, and he hoped the Commission would not give up this property.

Mr. John Ropes advised that he was a developer, and he had developed several properties in the downtown area. He agreed this was a very significant property, and he agreed a formal RFP process should be commenced.

Mr. George Counts, President of the Marine Historical Society, said the marine industry was the “engine that drove this town,” and he felt a Maritime Museum would provide another destination for people into the Riverwalk. He thought it would be an outstanding addition to the Historic District.

Mr. Walter Morgan felt the RFP process would make sense. He agreed this site was important to the downtown and to the Downtown Development Authority, and he thought the RFP process made more sense than simply acting at this level as to the proposals presented. Mr. Morgan felt it was clear there were some good, creative ideas and concepts, but the RFP process would provide more concrete numbers and designs.

Mr. Ken Ortner, President of Riverwalk Fort Lauderdale Trust, noted that Riverwalk had originally been designed to spur redevelopment in the area within certain design guidelines. He noted that there was currently a “hole” between the Himmarshee Village area and the Arts District, and this project would certainly provide that linkage.

Mr. Cox stated that the Maritime Museum group was the only truly non-profit organization making a proposal. He said all it could do was offer its equity, its money and its sweat to build a City museum, and the intent was to work closely with the Historical Society.

Commissioner Moore inquired about the \$5 million within 60 days mentioned earlier. Mr. Tilbrook clarified that the PACA had submitted a grant request for up to \$5 million, but he expected a grant of \$2.5 million would be obtained. The intent was to follow through with that application with a lease negotiation selection from the Commission today. Commissioner Moore understood an application had already been submitted as if this team already leased the property. Mr. Tilbrook explained that an application had been submitted, and it had included a proposal indicating that if the City selected this project, a cultural center could be incorporated into the project at the post office site. He added that a decision about the grant was scheduled for March 5, 2002 by the County Commission.

Commissioner Hutchinson wondered why the grant application would have to be amended if the City was a partner. Mr. Greg Kisela, Assistant City Manager, believed the grant application included both the post office site and Riverwalk in the Esplanade area. Mayor Naugle asked if the City Commission had approved the grant application. The City Manager explained that the Parks & Recreation Director had written a letter in support of the concept, but the City was not a co-applicant in this grant. Commissioner Smith believed the application period was over, so if this group had not applied for a grant, the City would have no opportunity to gain part of the \$5 million.

Commissioner Hutchinson felt all of the proposals had merit, and she was glad to see there was interest. She supported the idea of a formal RFP process to see what other interest might be out there. Commissioner Hutchinson agreed this was a valuable property and the last piece the City owned on the River. Commissioner Smith agreed. He was disappointed in the City's efforts to explore interest, and he had not been impressed with the list of those who had been sent RFQs. Commissioner Smith said he had asked some people about this, and the ideas had flowed, including a house of blues, a rock and roll museum, a Ripley's Believe It Or Not museum, an ice skating rink, botanical gardens, an aquarium, etc. He felt all of these things had the potential for making the area a much better place, and he supported moving forward with an RFP.

Commissioner Katz did not have strong feelings about an RFP, but she felt it was important that the property be kept in non-profit use. She leaned towards the last proposal presented because it linked everything together and brought in various use. Commissioner Katz did not want to see the property used for a hotel that could go anywhere in the City. She did not object to an RFP, but she was concerned that it would attract a lot of for-profit proposals.

Commissioner Smith noted that the RFP for the Birch lot had included a very detailed set of circumstances, and he had been most impressed by the last proposal. However, he was not sure it was grand enough, and other proposals could be presented. Commissioner Smith believed the RFP could be molded to attract the types of proposals desired. Commissioner Katz thought that was a possibility, although she was prepared to pursue this proposal into negotiations.

Mayor Naugle did not think a high-impact facility was needed in this location given its close proximity to other facilities. He had not been comfortable with the idea of an aquarium because the space was small, but he liked the idea of a Maritime Museum. Mayor Naugle pointed out that it featured the City's image and economic base, and he felt that type of use needed to be on the water. It was also probably a low-impact facility. Mayor Naugle liked the Art Guild's idea, but he did not think that concept required a location on the River. He also agreed the City should continue to own and control the property and supported a non-profit use.

Commissioner Moore was pleased with the quality of the proposals, and he supported a formal RFP process. He did not believe this was the only potential site for a Maritime Museum, and he preferred that group join with the Historical Society to do something positive for both organizations. Commissioner Moore did not mind if the building was preserved as it no longer had any historical significance, but the site could be used in conjunction with the Historical Society properties. Mayor Naugle stated that the organization was already doing well in terms of fund-raising.

Commissioner Moore thought the post office property should be used for a marine-related museum, but he felt it would be appropriate to use the RFP process to generate some competition for the site. He also did not think for-profit interests should be excluded. There was a consensus to move forward with an RFP and to accept proposals from both for-profit and non-profit groups. The City Manager stated that an RFP could be prepared for approval, and he encouraged Commissioners to let staff know what items they might want to incorporate into the document. Commissioner Moore preferred not to do that, and Mayor Naugle suggested the Commission could consider any items not included in the drafted document when it was presented for approval. The City Manager believed the document could be presented on January 23, 2002.

Commissioner Smith wondered if Commissioner Moore's idea of a maritime museum co-locating with the Historical Society building could be explored. Mr. Cox did not believe there was sufficient space. Commissioner Moore thought there was space in front of the building or between the two existing buildings. He felt a maritime museum was important to Fort Lauderdale. Mr. Cox hoped the RFP would contain some solid statements, such as links with Riverwalk and the Esplanade, for example.

Commissioner Smith felt the Commission should formally endorse the grant application that had been submitted with respect to the Esplanade. Mr. Tilbrook stated that an application supplement was due in late January relating to the match. It was the consensus to discuss this at the January 8, 2002 Conference meeting.

Action: Drafted RFP to be presented on January 23, 2002. Grant application to be considered on January 8, 2002.

At 3:46 P.M., Commissioner Moore left the meeting. He returned at 3:48 P.M.

I-F – Economic Development Plan

A discussion was scheduled on the City's Economic Development Plan. Mr. Pete Witschen, Assistant City Manager, said that this was something of a work in progress, and the Economic Development Advisory Board would be examining this Plan. He noted that a history of the issue had been distributed to the Commission along with the consultant's report. Mr. Witschen introduced *Ms. Sigrid Tidmore*, who was present to facilitate the discussion in order to focus efforts.

Mayor Naugle inquired about the contract with the consultant. He asked when it had been executed and inquired about the contract amount. Mr. Witschen believed the contract had been entered into about 60 days ago, and the amount had been well under the \$10,000 administration threshold. Mayor Naugle said he had thought the City had contracted with another company. Mr. Witschen stated that an organizational study had also been performed, and he agreed to find out the cost of that work.

Ms. Tidmore stated that this was preliminary, but she hoped it would be helpful in setting the stage for future efforts. She advised that marketing was her forte, and there were some major needs in light of the economic downturn. Ms. Tidmore said there had been concerns about the Economic Development Department, and it had apparently ceased to meet some of the City's changing needs. At present, there was no agreement on goals and objectives for the Department, and there did not appear to be a foundation for working with other municipal and County departments. Further, there was no foundation for working with the private sector to do joint projects, and there was no formal program for marketing and prospect tracking. Ms. Tidmore noted that there also seemed to be no agreement on how economic development successes should be measured.

Ms. Tidmore advised that the Economic Development Advisory Board did not seem to have clear direction on its role, and there seemed little agreement on what economic development meant. She felt discussion in that regard today would provide some basis for moving forward with this Plan. Ms. Tidmore said her advice was for the Commission to be the solution.

Ms. Tidmore stated that the situation had been easy to ignore during good economic times in municipalities and counties throughout the State of Florida. She said that economic development had not been a priority in the private sector either, but things were starting to change. Ms. Tidmore felt the Economic Development Department had become something of a “catch all” for things that had little to do with economic development. As a result, the staff had been working without focus, support or even the simplest tools contained in a marketing tool kit.

Ms. Tidmore said that economic development was not easy to understand, but this was an opportunity to make it into something profitable for the City. She explained that economic development was not community development, and it was not about grants, CRAs, or improving streetscapes. She stated it was not about attracting restaurants, hotels or retail chains, which were population-driven enterprises. Ms. Tidmore said that economic development involved a much longer sales process than campaigns geared toward improving tourism. It was also not often about attracting lots of companies that provided lots of jobs. In fact, that could be “death” to a community. Rather, small, strong, vital businesses were a better option.

Ms. Tidmore stated that economic development did involve three things – business attraction, expansion and retention. However, very specific businesses were the targets. She felt the City Commission, the public administrators, and the community had the solution because those were the people who had to determine what was desired in Fort Lauderdale.

Ms. Tidmore presented five critical messages of economic development, which had been distributed to the City Commission. The first was that “the mission of economic development is to create and maintain high-wage jobs.” She explained that this had to be distinguished from population-driven jobs typically relating to retail or tourist-oriented functions. Although those were good jobs, they were not the jobs that would provide significant discretionary income and sustainability of the community, and they would come whether anyone worked on it or not. Therefore, the idea was to bring in jobs that would not normally come into the community and had to be recruited.

Ms. Tidmore said the second message was that “economic development helped a community regulate the mix of industry before reaching build-out.” The intent was to ensure there was the right mix of business and industry that would support the tax base and provide high-wage jobs. She said that economic development tried to assure that the businesses that fill a community were the ones that would create prosperity.

Ms. Tidmore stated that most new high-wage jobs came from existing industries or emerging entrepreneurs, although people always seemed to view economic development as a big recruitment effort. She advised that last year, 95% of the companies that relocated had relocated within 300 miles of their existing locations. Ms. Tidmore felt that business retention should represent two-thirds of economic development efforts because there were so many businesses the City would not want to lose to the west. She noted that the City Commission was vital in that role.

Ms. Tidmore reported that the fourth message was that “it took long-term community vision and commitment to diversify the economy.” She stated that no individual could create a plan because it had to involve the stakeholders, and it was not something that could be done right away. Ms. Tidmore stated that a corporate relocation took at least 18 months, but usually as long as 3 years.

Ms. Tidmore said “economic development was the ally of everyone who wanted a more prosperous economy.” She explained that meant that economic development was the ally of the environmentalist because if high-wage jobs were brought in, there would be more money for such things as land set-asides. A person who did not want more sprawl would find that economic development was the top prevention because high-wage earners wanted nice, well-planned communities. Ms. Tidmore believed economic development was the number one growth management strategy available, but it had to be planned and focused.

Ms. Tidmore explained that government was necessary to create a regulatory environment, incentives and structure. She stated that businesses had to be involved, and community group participation was essential as well. Ms. Tidmore advised that it was anticipated that there would be about a million square feet of unrented space downtown, and the Executive Airport had an under-utilized free trade zone. She noted that there was an opportunity now to redeploy the Economic Development Department, and the Advisory Board was also seeking direction. Ms. Tidmore felt this should be done through partnerships within the community to bring all of the elements together.

Ms. Tidmore suggested that the existing economic development organization be “sun-set,” followed by a little time for some consensus building. She also suggested a facilitated economic development workshop at which the City and the stakeholders could examine how to support the newly emerging economic development organization. Ms. Tidmore said that the significant problems faced today could not be solved at the same level of thinking as when they were created.

Mr. Witschen noted that the five points mentioned by Ms. Tidmore had been outlined on page 4 of the back-up memorandum. He explained that the City had been trying to be “all things to all people,” and that had not been very effective. Mr. Witschen said there had been some activities in the community that were encouraging, but more was needed with the Commission’s concurrence. He envisioned a collaboration to build an economic development strategy for the coming year.

Commissioner Katz noted that the back-up material had indicated there had been a few economic summits over the past few years. Mayor Naugle felt this had been a “scathing indictment” of inactivity. Ms. Tidmore explained she was not proposing a summit, but a strategic planning workshop to identify the goals and develop a targeted industry study. She noted that had not been done since 1992, and needs had changed radically since that time. Mr. Witschen believed there had been accomplishments during past summits, such as identifying a need for more schools, but the work had to be broken into “manageable bites” over which the City had some control.

Commissioner Smith wondered if energy should be focused on the million square feet of empty office space that was anticipated. Mr. Witschen felt that would be a good focus, but it could not be at the exclusion of the Uptown area. He understood the DDA was working on a marketing plan for the downtown area, and there were concerns Uptown. Ms. Tidmore advised that the Executive Airport had a lot of things that could be built upon, including the Heliport and the free trade zone. She believed a formalized group would be necessary similar to those in other communities composed of economic development stakeholders with real expectations.

Commissioner Moore understood Ms. Tidmore had spoken with various people in the community, but he had not spoken with her in this regard. He felt some sort of assessment was necessary of the various organizations that already existed to address economic development in Broward County. He agreed that economic development meant different things to different people, and he wanted an opportunity to meet with Ms. Tidmore individually. Commissioner Smith believed the City Manager was seeking some direction from the Commission as to how the Economic Development Department should be organized. Mayor Naugle noted that the memorandum contained some specific recommendations in this regard.

Mr. James Carras said he was an economic development consultant and taught at Florida Atlantic University in the Department of Regional Planning. He was also a member of the Economic Development Advisory Board, and he appreciated Ms. Tidmore's perspective on the issues. However, it seemed as if her comments were from an economic development marketing perspective, while marketing was a strategy of economic development. He also believed it was healthy that people did not agree on the meaning of the term "economic development." Mr. Carras agreed consensus should be reached in that regard and endorsed a workshop with all the stakeholders. He believed business retention would prove to be more important than business attraction.

Mr. Carras encouraged the City Commission to maintain the Economic Development Advisory Board and to use it as a "launching pad" for the workshop in order to develop definitions of the terms involved and mechanisms for coordination. He also thought the City should examine the possibility of privatizing economic development in Fort Lauderdale, perhaps through creation of an Economic Development Corporation.

Ms. Tidmore agreed with Mr. Carras for the most part, but she supported "sun-setting" the Economic Development Advisory Board in its current role. She suggested it become the vehicle for community outreach in terms of the economic development message because there was a lot of consensus building that was necessary. She believed this Board was well equipped to take on that role.

Commissioner Katz did not understand how the recommended outline could be accomplished if there was only "half" a staff person in Economic Development. Mayor Naugle noted that 4 positions were budgeted, although only half a person was currently working.

Commissioner Moore preferred an opportunity for the Commissioners to speak individually with Ms. Tidmore. He thought one potential course of action would be to leave economic development alone, or perhaps the City might feel one staff person could provide necessary coordination among the other economic development entities that already existed. Commissioner Moore thought the Commission should accept the fact that some changes were necessary and then proceed to explore all the options instead of "rushing to judgment" about how to proceed.

Commissioner Smith thought the problem with waiting was that there were some critical changes upcoming in the downtown area. If the projections were correct, and there would be a 30% vacancy rate downtown, it would reverberate out into the entire community. He thought a plan was needed today. Commissioner Moore pointed out that would have nothing to do with hiring people and, just because 4 positions were budgeted, did not mean filling those vacancies would be the best course to take.

Mr. Witschen felt it was important, before filling positions, for the Commission to decide on the proper role of the staff in that another strategy was proposed as outlined in the memorandum. The City Manager said that was the tactical situation, and his strategy was to obtain a better sense of what the Commission wanted. He wanted to ensure the direction he took was consistent with the Commission's view of the City's role in economic development over the long term. During a time of economic growth, there had probably not been sufficient attention to the various aspects of economic development, and he believed a strategy would evolve.

Commissioner Smith felt an Economic Development Director was necessary rather than have one of the Assistant City Managers head the department. Commissioner Katz felt there should also be benchmarks and responsibilities. She thought the City could move forward as discussed and recommended by the City Manager while Commissioner Moore met with Ms. Tidmore. Commissioner Moore explained that he was not completely convinced the City was the appropriate entity to deal with economic development in the first place. He was glad the positions were budgeted, but he preferred to determine a direction before filling the positions.

Mayor Naugle felt the greatest role the City could play in economic development was to ensure that building permits could be issued in a timely fashion. Commissioner Smith believed there were many other concerns. Commissioner Moore thought the Commission should "get its thoughts together" before implementing the City Manager's recommendations. He believed that could be accomplished over the next 30 to 45 days.

The City Manager believed agreement had actually been reached in terms of the immediate recommendations he had provided. Further action would then be delayed until the first quarter of the new year. Ms. Tidmore advised that she could present some models to the Commission, and the stakeholders could make a selection.

Action: As discussed.

At 4:35 P.M., Commissioner Hutchinson left the meeting. She returned at 4:37 P.M.

I-C – Port Everglades Master Plan – Vision 2020

A presentation was scheduled on the final Port Everglades Master Plan, "Vision 2020." *Mr. Roger Desjarlais*, Broward County Administrator, introduced *Mr. Phil Allen*, Interim Port Director, to make the presentation. He advised that this presentation would also be shared with the other cities in the County and welcomed comments and input.

Mr. Allen said this project had been started about 18 months ago, and it had been presented to the County Commission in October. That Commission had requested it be taken back out into the community for additional comment and input before formal adoption. He stated that Port Everglades had three primary revenue sources – petroleum products, cargo operations, and cruise activity. Mr. Allen explained that when one revenue source was down, another was usually up, and petroleum revenues were fairly constant. He presented a video demonstrating the difference between the Port today and the Port in 20 years.

Mr. Allen reported that Port Everglades employed about 15,000 people now, and that figure was expected to double over the next 20 years. In addition, cruise traffic and cargo traffic were expected to double, so the Port needed to have the infrastructure in place to support that level of business. He expected there would be major changes in the petroleum operation as well. Mr. Allen presented videos showing some of the improvements that were envisioned over the next 20 years, including transportation systems like no other in the world. He pointed out that there was nowhere else in the world where there was a major international airport and a seaport of this caliber in such close proximity.

Commissioner Smith asked if the Airport expansion was moving ahead. Mr. Allen replied that the plan was moving forward, and County staff planned to share that with the City Commission at a later date. Mr. Allen discussed potential links between the Port, downtown Fort Lauderdale and Hollywood, and the Airport.

Mayor Naugle understood one of the facilities mentioned would provide high-paying jobs in the marine field. Mr. Allen said that was an alternate use contained in the master plan on 27 acres, such as a megayacht facility. Mayor Naugle asked if there had been any comparisons done on jobs and pay for container storage facilities v. a megayacht facility. Mr. Allen thought revenues derived by the Port from the facility would be \$100,000 to \$150,000 per year per acre. Mr. Desjarlais added that a very detailed study on the number of jobs created and the revenue per acre generated would have to be conducted, and these were just the types of uses that would be considered.

Mr. Allen said there were several projects that affected all areas of the Port, including restricted areas associated with security plans. He explained that through traffic would have to be closed, so only Port-related traffic would be permitted within the Port infrastructure. Mayor Naugle believed the Convention Center provided for access from Eisenhower Boulevard, and access from the south. Mr. Allen recalled that an additional traffic analysis might be required by the City in connection with the Convention Center DRI. That had not yet been done. Mr. Desjarlais realized the City would have concerns in this regard, and Mayor Naugle pointed out that 17th Street could be greatly impacted.

Commissioner Smith understood that destination-specific traffic would be allowed through, and Mr. Allen agreed that was correct, and there would be easy access off 17th Street. Mayor Naugle believed access from State Road 84 would also be necessary to accommodate destination-specific traffic. He stated that the City required access from State Road 84 because 17th Street was already over capacity, and this was something the Port would have to work out if the Convention Center was to continue to operate. Mr. Allen recognized the issue.

The City Manager said that when Mr. Allen had contacted him about security plans at the Port, he had immediately pointed out the DRI conditions. It had been agreed that both parties would work together to address that situation. Commissioner Hutchinson pointed out that there was another DRI at the Airport. She stated that some improvements were to be made on Eisenhower Boulevard and the throughway from the Airport to the Port. Commissioner Hutchinson asked how the County would address that 1997 DRI involving roads in the Port that linked to the Airport. Mr. Desjarlais advised that he was not prepared to answer that question today, and the City Manager agreed there were challenges that had to be faced.

Commissioner Hutchinson asked Mr. Allen when he expected the entrance to the Port to be widened as shown in the plan. Mr. Allen stated that work had been initiated with the Corps of Engineers, and he expected some phase of the dredging to begin in 3 years with completion in 5 years. He was hopeful that some of the dredged material could be used for the runway extension project at the Airport, but much of the sand would not be useable as beach material.

At 4:55 P.M., Commissioner Moore left the meeting.

Mr. Allen reported that the estimated cost of the 20-year plan was \$963 million in current year dollars. His challenge was to make sure Port users could afford the cost and that all available federal and State grants were sought to support this development project. Mr. Allen thought there would be money available for the people mover, in particular, from the Florida Department of Transportation (FDOT), and user fees would be considered as well. He believed this plan would prepare the Port to serve the community well into the future. Mr. Desjarlais noted that any one of the phases of the project could be taken out of sequence, if necessary depending upon conditions.

Mayor Naugle said he had requested this presentation because he had thought there were some issues affecting the City. He hoped an outline of positions on this master plan could be prepared for presentation to the County Commission. He also hoped it would include a preference for a labor intensive marine facility of some type at the south end of the Port, and the problems related to the Convention Center and the Airport would have to be addressed in terms of traffic. The City Manager said he would draft a letter for Mayor Naugle's signature indicating that this Commission had heard the presentation, and outlining the concerns that had risen. Mayor Naugle added that the draft could be circulated so Commissioners could add their comments.

At 4:58 P.M., Commissioner Moore returned to the meeting.

Commissioner Smith inquired about the status of the Convention Center Hotel. Mr. Desjarlais said a consultant had been retained, and he would be evaluating the purchase of the existing hotel. He expected to meet with the consultant in January. Mayor Naugle thought a beautiful entrance under the bridge might provide an interim solution. Mr. Desjarlais added that the proposed people-mover system would travel under the bridge and over to the Convention Center.

Commissioner Moore felt that having the necessary beds was what made the Convention Center work. He did not think the County wanted to just own a hotel, but to serve a purpose. Mr. Desjarlais agreed that was true. He advised that 500 rooms on-site had been intended, but the latest analysis showed 850 could be added without adverse effect on existing rooms on the corridor based on economic conditions about 9 months ago. He stated that the study would have to be redone, but the County Commission did not want to take rooms out of the inventory if it would be deleterious.

Action: Approved as discussed. City Manager to draft letter.

I-D – Redistricting Consultant Evaluation Committee

The City Commission was scheduled to recommend 7 individuals to serve on the Redistricting Consultant Evaluation Committee. This item was deferred from the December 11, 2001 meeting. The City Manager introduced *Mr. Paul Constanza*, who had visited with each of the Commissioners in preparation for discussion on this item. Mr. Constanza advised that the proposals were due on January 10, 2002, and it was time to form an evaluation committee. Mayor Naugle felt that since this committee would have a short life, the rule about members not serving on more than one board at a time be suspended in this case. It was agreed.

Commissioner Hutchinson wanted to appoint Elizabeth Hayes. Commissioner Moore appointed Percy Johnson, and Commissioner Katz wished to appoint Binni Sweeney. Commissioner Smith selected Marge Anderson, and Mayor Naugle appointed Ed Curtis. It was the consensus of the Commission to leave the remaining 2 spots for non-voting, ex-officio staff members. The City Manager suggested Mr. Constanza and Bud Bentley. It was agreed.

Action: Members appointed as discussed.

I-E – Social and Cultural Funding and Promotional Goals for Fiscal Year 2002/2003

A discussion was scheduled on the funding goals recommended for use by the Community Services Board for review of social and cultural funding and the Economic Development Advisory Board for promotional funding for Fiscal Year 2002/2003. This item was deferred from December 11, 2001. The City Manager wished to note for the record that Edith Lederberg was very ill and could not be present today, but she was still very interested in this issue.

Mayor Naugle noted that the first recommendation involved a three-year consecutive year limit for social and cultural contributions. He understood the idea was that an organization could come back after “sitting out” for a year. There was consensus to adopt this policy. Mayor Naugle believed there was also agreement that the Area Agency on Aging and Family Central would be permitted to make separate application for funding. Commissioner Moore supported the idea, although he did not feel Family Central should be funded by the City since there was some new Children Services funding available. Mayor Naugle agreed the City was contributing \$4.2 million to the Children Services Fund. Commissioner Moore was confident Family Central would receive funding from that source, and he felt the City should serve as an advocate.

Commissioner Smith felt the social priorities should remain the same. Commissioner Moore did not feel the children’s organizations should be funded in this fashion. Commissioner Smith pointed out that this involved at-risk youth. Commissioner Moore understood that, but the new Children’s Services Board would provide funding. Commissioner Smith did not believe it would target local at-risk youth, and he considered this a high priority. He felt there should be mentoring programs, after-school programs, and programming in the parks for at-risk youth. Mayor Naugle believed the Children’s Services Tax would cover those types of programs. Commissioner Moore did not have a problem with that, but the question posed in the back-up material was “should the current priorities for social/cultural grants be continued?”

Commissioner Smith felt “cultural” should be omitted. It was agreed. Commissioner Smith pointed out that the Commission had set the priorities for these funds. In the area of cultural services within this community, if an organization provided services in the Commission’s priorities, he felt it should get priority in the funding.

Commissioner Moore pointed out that a special tax had been created to address the needs of the homeless, and he felt this was something that should be addressed by Broward County. He thought that if children's services were going to seek funding from the special tax created for that purpose, the same should be true of the homeless funding. Commissioner Smith advised that the Homeless Assistance Center helped for 60 days, but then the people were put back out on their own because there was no transitional housing. Commissioner Moore felt that was a County responsibility as well.

Mayor Naugle noted that the homeless could be eliminated as a priority, but someone could still apply for funding. It was agreed. It was also the consensus to keep the elderly and at-risk youth as priorities. Commissioner Katz wanted to reduce the overall budgeted amount from \$299,000. Mayor Naugle suggested \$220,000. Commissioner Smith preferred to maintain the same funding level in light of conditions this year. Commissioner Katz understood the majority wanted to do so, but she pointed out that the taxpayers were experiencing difficulties in this economy as well.

Commissioner Moore had a major concern with the Community Development Block Grant (CDBG) funding process. He did not think the Commission received much opportunity to review the proposals submitted, although staff provided recommendations. He felt the Commission should establish priorities as to this spending as well to ensure that the funds were spent to address identified needs. Mayor Naugle pointed out that this subject did not relate to the item under consideration. Commissioner Moore understood that, but he wanted a similar process for the CDBG spending.

Mr. Ken Strand, Budget Advisory Board member, stated that the Board had recommended phasing out this program for three years. He agreed that the County had certain responsibilities, and the City's taxpayers should not have to fill in when the County fell short. Mr. Strand also felt that the taxpayers should be able to select their own charities rather than the City using tax dollars to support social organizations of its own choosing. Mayor Naugle understood he viewed this as "forced contributions." Mr. Strand agreed that was correct.

The City Manager reported that the results of the annual Citizens Satisfaction Survey had been distributed recently, and that indicated that 80% of the respondents favored continuing to fund these programs. Commissioner Katz thought the responses would vary depending upon how the question was worded. The City Manager believed the Survey had asked if the citizens were in favor of continued funding of social service programs. Mayor Naugle thought the results would have been different if the question had been, "Do you think the Commission should give away your money, or do you think you should decide yourself how to give it away?"

Mayor Naugle thought a motion could be considered at the Regular meeting tonight with respect to a budget amendment. Commissioner Moore felt the issue should be taken to the public before any such action was taken. He pointed out that those who might be impacted by such an action were not present because they were not aware such an action would be considered today. Commissioner Smith said that even though the Commission did not feel it was responsible for social ills, it served as the elected officials of this community. Commissioner Moore felt a vote this evening would be inappropriate. Commissioner Katz pointed out that this subject had been under discussion for several years.

The City Manager advised that this discussion was in preparation for next year's budget. Therefore, an amendment to the current budget would not be necessary. Although Commissioner Moore did not support this position, it was the consensus of the Commission to eliminate the contribution for social programs from next year's budget. He felt those who relied on these funds should have an opportunity to be heard in this regard. Commissioner Smith was sure the organizations would find a way to communicate to the Commission "the error of its ways." If so, any organization could apply for funding individually to the City Commission. Mayor Naugle added that there would be public hearings on the budget anyway.

Ms. Marsha Goldsby, member of the Community Services Advisory Board, said the Board felt more funding was needed in the social category than in the cultural category. She thought it would be prudent for those individuals who provided service to the community to address the Commission in this regard. Ms. Goldsby stated that there had been numerous occasions when the Board could not fund particular organizations because the budgeted funds were split between social and cultural organizations.

Mayor Naugle said one of the reasons he supported eliminating the social funding was because the amount had grown from \$130,000 in the year 2000, and \$24 million would be available this year from new agency for Children's Services. Of that, \$4.2 million would be collected from Fort Lauderdale taxpayers. Commissioner Moore understood that, but he felt the public should have an opportunity to offer opinions.

Action: As discussed.

II-A – State Revolving Fund Loans – Department of Environmental Protection

A report was presented on the City's intent to apply for State Revolving Fund loans from the Department of Environmental Protection (DEP) in Fiscal Year 2002/2003, as requested by Mayor Naugle. This item was deferred from the December 11, 2001 meeting. Mayor Naugle noted that the City had applied for these loans, so a lower interest rate might be possible. Mr. Greg Kisela, Assistant City Manager, agreed staff would continue to evaluate the cost effectiveness of the program, but applications had been submitted to meet the deadline. Mayor Naugle wondered if this was an area in which the City's Lobbyist in Tallahassee could assist. Mr. Kisela did not believe so as the money was already there, and this was basically a regulatory process.

Action: None.

At 5:27 P.M., Commissioner Smith left the meeting. He returned at 5:30 P.M.

II-B – Fire-Rescue Administration Building/Fire Station No. 2

A report was presented on the status of the construction of the Fire-Rescue Administration Building/replacement of Fire Station No. 2. This item was deferred from the December 11, 2001 meeting. Commissioner Moore said he had already voiced his concerns in this regard, and Mayor Naugle had made some calls to the County over the weekend in an effort to get some assistance on the permit being sought from the Department of Environmental Protection (DEP). He advised that Steve Sommerville had indicated he would assist. Mr. Pete Sheridan, Assistant City Engineer, stated that the DEP had been very responsive, and he was hopeful a permit would be issued tomorrow.

Commissioner Katz asked if the contractor would be penalized if the project was not completed within ten months. Mr. Sheridan replied that there were liquidated damages contained in the contract, and the contractor planned to make extra efforts to get this back on track. Mayor Naugle and Commissioner Moore desired monthly status reports about this project. Commissioner Moore also wanted to make sure the contractor understood that penalties would be imposed if the project was not completed on time.

Action: Monthly reports to be provided.

II-C – Lauderdale Manors Parking On Swales – “Two Wheels On, Two Wheels Off” Pilot Program

A report was presented on the Lauderdale Manors “Two Wheels On, Two Wheels Off” pilot program for parking on swales. Commissioner Moore felt the only way this would work in a prototype neighborhood would be if there were strict enforcement with an initial warning and citations after a certain period. He believed traffic would move more slowly as a result of this program, and there would be less flooding with the swale reclamation. Commissioner Moore did not think the expected results were being achieved because the program was not enforced.

Mr. Greg Kisela, Assistant City Manager, advised that an ordinance amendment would be necessary to ticket in Lauderdale Manors as discussed. It was the consensus of the Commission to move forward with an amendment.

Commissioner Katz understood the back-up material to be indicating that this was not effective in terms of swale reclamation for drainage. Mr. Kisela explained that staff did not think that idea, alone, justified some of the other operational difficulties that occurred. He said there might have been some improvement in drainage, but it was not substantial. Commissioner Katz understood it was not clear how effective this was for overall storm drainage.

Commissioner Hutchinson felt there should be a public education program. Commissioner Moore agreed and understood the neighborhood had wanted to try it on a voluntary basis, but that did not achieve the desired results.

Ms. Marsha Goldsby, Lauderdale Manors, said there had been some compliance, but in areas where there was a high turnover of residents, people seemed unaware of the program. Flyers had been distributed, and the neighborhood understood that when cars parked on swales, it compacted the earth and diminished its ability to drain. Ms. Goldsby wanted the program to continue.

Mayor Naugle summarized that an ordinance amendment would be prepared for consideration, and Commissioner Moore suggested that a public education process be initiated. Within a certain time period after that, he felt citations should be issued to those who did not comply.

Action: As discussed.

III-B – Advisory Board Vacancies

1. Board of Trustees, General Employees Retirement System

Mayor Naugle wished to appoint John Tomlinson to this Board.

Action: Formal action to be taken at Regular Meeting.

2. Board of Trustees, Police & Firefighters Retirement System

Commissioner wished to appoint Malcolm Farrel to this Board.

Action: Formal action to be taken at Regular Meeting.

3. Budget Advisory Board

Commissioner Katz wanted to appoint Sherry Lynch McVey to the Budget Advisory Board.

Action: Formal action to be taken at Regular Meeting.

4. Downtown Development Authority

It was the consensus of the Commission to appoint Charlie Ladd and Alan Hooper to the Downtown Development Authority.

Action: Formal action to be taken at Regular Meeting.

5. Citizen Review Board

The Commission wished to appoint Linda Feld-Shallenberger and Detective Edward Robinson to the Citizen Review Board, and to reappoint Donald J. Bastedo, Captain Bob Lamberti, and Sergeant Kevin J. Sheehan.

Action: Formal action to be taken at Regular Meeting.

6. Community Appearance Board

Action: Deferred.

7. Community Services Board

Action: Deferred.

8. Unsafe Structures & Housing Appeals Board

Action: Deferred.

9. Charter Revision Board

Commissioner Moore wanted to appoint Dan Lewis to the Charter Revision Board.

Action: Formal action to be taken at Regular Meeting.

IV – City Commission Reports

1. Airport Signage on State Road 84

Commissioner Hutchinson said there was some Airport signage on State Road 84, but the DRI called for the signage to be along I-95, from Sunrise Boulevard to State Road 84, and at the I-595 and State Road 7 interchange. She reported that there was a sign on a redevelopment parcel on State Road 84 that provided information about tuning your radio to hear Airport information. Commissioner Hutchinson felt it should be moved elsewhere. The City Manager stated that State Road 84 was a State road, and the sign was in their right-of-way. However, he had been trying to get the Airport to cooperate. Mayor Naugle volunteered to call the County or the Department of Transportation if he could help.

Action: As discussed.

2. Party Boats/Sir Winston

Mayor Naugle referred to an article in today's "Miami Herald" about the party boat "Sir Winston." Evidently, it had been operating as a floating brothel, and he was not sure the City's regulations would prevent something similar from happening in Fort Lauderdale. He believed there were some agreements approved but pending execution, and he suggested the parties be asked to voluntarily include some language indicating that sort of operation would not be conducted. Mayor Naugle did not think the tenants the City had on the River would have any objection to such language.

Action: As discussed.

3. Historic Properties

Commissioner Smith said he had received a list of the properties designated as historic in the City today. He had found it interesting in that there were nationally designated sites, as well as locally designated sites. Further, some were designated nationally, like the Bonnet House, but not locally. He thought the national designation superseded a local designation anyway, but he believed there were some historic "gems" not on this list. Commissioner Smith asked that it be placed on a Conference agenda within the next month or two.

Commissioner Smith believed a list of every property in the City that was old enough to potentially qualify for historic designation had been compiled, but nothing had been done with it. Mayor Naugle recalled that letters had been sent to all of those property owners, and there was a great deal of opposition, so the majority of the Commission had not cared to move forward. Commissioner Smith thought the City might want to purchase some of the "real gems," but he felt that type of action should be taken before development was "knocking at the door."

Action: Subject to be placed on Conference agenda.

4. House Bill 545 – License Substance Abuse Services

Mayor Naugle reported that House Bill 545 had been brought to his attention, and it discussed licensed substance abuse services requiring agencies to obtain local approval from the zoning authority before seeking approval from the State. He explained that some agencies opened and started obtaining County or State funding without the City even being aware of the operation. Mayor Naugle advised that it also involved criminal background checks, and he felt the City should support the bill.

Mr. Bud Bentley, Assistant City Manager, stated that this bill provided for removal, within two days, of someone who was convicted of certain offenses, so it took a more proactive stance than regulations in the past. It was the consensus of the Commission to support the bill and include it in the City's legislative package. The City Manager said that the Commission's endorsement would also be passed along to the Broward League of Cities.

Action: As discussed.

5. Design RFP

Commissioner Katz suggested that each Commissioner appoint one person to a Steering Committee to help study the Design RFP. She distributed a list of those who had been working with her over the last year for the Commission's information, and she suggested appointments be made on January 8, 2002.

Action: Appointments to be considered on January 8, 2002.

6. Police Response Time

Commissioner Moore said there had been some concerns expressed about the response time to 911 calls. He asked if the Police Chief could provide some data relating to response time. He also desired information about how and why calls were prioritized. Commissioner Moore said he wanted a fair sampling.

Action: Report to be provided.

7. Homeless Feeding Programs

Commissioner Moore stated that there was a homeless population that was getting out of hand at a location used for a feeding program at Broward Boulevard and 14th Avenue. As a result of the feeding program, there were many individuals loitering around the community. He reported that one individual had exposed himself to some students of a nearby elementary school, and he wanted the Police Department to use whatever legal tactics were necessary to remove this population from Sunrise Boulevard to Broward Boulevard, and from Andrews Avenue to the western City limits. Commissioner Moore said that conditions were deplorable, and he wanted the same tactics that had been used elsewhere to be applied to this community.

Commissioner Hutchinson reported a similar problem on State Road 84 behind Freddy's Anchor Bar and the Walgreen's store. The City Manager understood the concern and was sure Chief Roberts would be responsive.

Action: As discussed.

8. Annexation

Commissioner Moore reported that the Broward Delegation had decided not to offer the City the “opt-out” clause in terms of annexation of Rock Island. He understood Oakland Park, Fort Lauderdale and Lauderdale Lakes would be suggested, and he did not think the area would have a very negative impact on the budget and might be revenue-neutral. His concern was that the Legislature did not trust Fort Lauderdale because it had annexed commercial properties instead of bedroom communities. Commissioner Smith pointed out that was not true. Commissioner Moore agreed and noted that every annexation Fort Lauderdale had done had been approved by the Delegation. Further, Fort Lauderdale had just annexed two large, black, bedroom communities, and Oakland Park had annexed a bedroom community across from William Dandy Middle School. However, the Delegation was offering Plantation, which had not annexed one bedroom community, the “opt-out” language. Commissioner Moore felt this was ridiculous, particularly in light of the willingness to annex demonstrated by the City in the past.

Mayor Naugle requested a list of those in the Delegation and how they had voted on this issue. Commissioner Moore thought the City should ask the Delegation to look at the facts because Fort Lauderdale had regularly “stepped up to the plate.”

Action: As discussed.

V – City Manager Reports

1. Promotions in the Police Department

The City Manager distributed a list of recent promotions in the Police Department for the Commission’s information.

Action: None.

2. Destruction of Trees and Wetlands

The City Manager reported that the Mayor had brought an atrocity to his attention yesterday that had been committed on the south side of the North Fork New River. It dealt with the destruction of some protected trees and wetlands, and the City Manager distributed a report.

Action: None.

3. Complaint from Pastor Barbara Bosquet

The City Manager stated that Mayor Naugle had also brought a complaint from Pastor Barbara Bosquet to his attention, and staff was preparing a report in this regard that would be distributed to the Commission.

Action: Report to be provided.

Meeting adjourned at 6:00 P.M.

NOTE: A MECHANICAL RECORDING HAS BEEN MADE OF THE FOREGOING PROCEEDINGS, OF WHICH THESE MINUTES ARE A PART, AND IS ON FILE IN THE OFFICE OF THE CITY CLERK FOR A PERIOD OF TWO YEARS.